

Classification: Public

Key Decision: Yes

Gravesham Borough Council

Report to: Full Council
Date: 8 October 2019
Reporting officer: Director Communities and Director Environment & Operations
Subject: Main store roof at Brookvale

Purpose and summary of report:

To consider options for the refurbishment of the main store roof at Brookvale

Recommendations:

1. Full Council accepts the recommendation from Cabinet that option 2 be progressed and the Director (Communities) in consultation with the Director (Housing & Operations) and Assistant Director (Corporate Services) be authorised to appoint consultants to tender the roof replacement of the main store at Brookvale with the results of the tender being reported to Cabinet prior to acceptance.
2. Full Council approves the addition of £362,000 to the agreed capital programme for 2019/20 for the purpose of replacing the main store roof at Brookvale.

Introduction

- 1.1 Potter Raper have been retained to provide a feasibility study relating to the future use of the Brookvale site which includes the following areas:
 - 1.1.1 Potential to create additional office space within the main building.
 - 1.1.2 Opportunities to create additional toilet, shower and rest facilities within the main building and / or elsewhere on site and refurbishing any that remain.
 - 1.1.3 Potential reconfiguration of the vehicle workshop.
 - 1.1.4 Advice on the layout of the yard so that it is used in an efficient way.
 - 1.1.5 Options relating to the refurbishment of the former Apollo unit so that it can be let out.
 - 1.1.6 Considering options for the area that previously the EDC had been interested in.

2. Current position

- 2.1 A significant precursor to most of the above items being taken forward is that the roofs are in a good condition. As a starting point a camera survey was undertaken to obtain an understanding of their current condition. This revealed as expected that the roofs were in need of significant work. Indeed the recent bad weather led to part of the ridge covering to the main store breaking off leaving a significant hole, a temporary repair has been ordered at a cost of circa £4,000 in order to make the area wind and watertight.
- 2.2 Prices were then obtained from the Breyer Group, the Council's term contractor in order to understand the level of outlay required. Whilst prices were obtained for the roofs of the three buildings that remain on site (main store, open store and motor workshop as indicated on the attached photograph) it is only proposed to go forward with works to the main store roof (outlined in black on the attached plan) at this stage given that the possible use of the other buildings may require some reconfiguration works.
- 2.3 Three options were given and the estimated prices for each in respect of the main store roof, including preliminaries, are set out below, to which an allowance of 15% has been added to allow for contingencies:

Option 1	Replace the single skin sheet with new Plastisol coated 0.7 mm gauge steel roof sheet (coating one side), to include new GRP rooflights to the existing layout.	£328,618
Option 2	Replace the single skin sheet with new Plastisol coated 120mm thick composite roof panels (coating one side) to include new double skinned GRP rooflights as the existing layout.	£362,000
Option 3	Spray (liquid) coating to the existing roof sheets and replace the existing rooflights with new GRP single skin profiled rooflights.	£334,858

3. Comment

- 3.1 Option 1 involves replacing the existing roof on a like for like basis but does not improved the current insulation levels so is unlikely to meet current Building Regulation requirements. Option 3 basically involves patching up the current roof.
- 3.2 Option 2 is an upgraded version as it includes insulation and double skin rooflights which have been standard for many years and is considered to be the only viable option. This option would also enable warranties on the life span of the roof to be obtained which are likely to be in the region of 25 years.
- 3.3 Although not included in the above estimates the project group has been looking at how better use can be made of the large 'training' room at Brookvale and the office area below. Limited natural light affects both areas and roof works provide an opportunity to provide more natural light to the first floor office and potentially the office below. It is therefore proposed that additional rooflights / wells relating to these offices are added to the specification to be prepared. The feasibility of fixing solar panels to the new roof will also be investigated as part of the project and will be added to the project if viable.

4. Background Papers

4.1 There are no background papers relating to this report.

IMPLICATIONS	APPENDIX 1
Legal	None other than ensuring the contractor appointed comply with legislation (Health and Safety / CDM etc).
Finance and Value for Money	A decision to replace the roof will be an amendment to our 2019.20 capital programme. The capital cost can be funded from unutilised revenue grants.
Risk Assessment	<p>The current roof is in poor condition with minor leaks in a number of places. Without replacement the issue referred to in paragraph 2.1 are likely to become more frequent and costly and have a detrimental impact on services based in the depot.</p> <p>There is always a risk that the cost of the works is greater than the estimate / tender prices. However tenders will be reported to Cabinet prior to acceptance so this risk will be covered in more detail at that time.</p>
Data Protection Impact Assessment	<p><i>A data protection impact assessment (DPIA) should be carried out at the start of any major project involving the use of personal data or if you are making a significant change to an existing process.</i></p> <p>a. Does the project/change being recommended through this paper involve the processing of personal data or special category data or criminal offence data? A definition of each type of data can be found on the Information Commissioner's Office website via the above links.</p> <p>b. If yes to question a, have you completed and attached a DPIA including Data Protection Officer advice? N/A</p> <p>c. If no to question b, please seek advice from your nominated DPIA assessor or the Information Governance Team at gdpr@medway.gov.uk. N/A</p>
Equality Impact Assessment	<p>a. Does the decision being made or recommended through this paper have potential to cause adverse impact or discriminate against different groups in the community? If yes, please explain answer. N/A</p> <p>b. Does the decision being made or recommended through this paper make a positive contribution to promoting equality? If yes, please explain answer. N/A</p> <p><i>In submitting this report, the Chief Officer doing so is confirming that they have given due regard to the equality impacts of the decision being considered, as noted in the table above</i></p>
Corporate Plan	Links to Corporate Objective 4 - Sound and self-sufficient council.
Crime and Disorder	Not applicable.
Digital and website implications	Not applicable.

**Safeguarding
children and
vulnerable adults**

Not applicable.